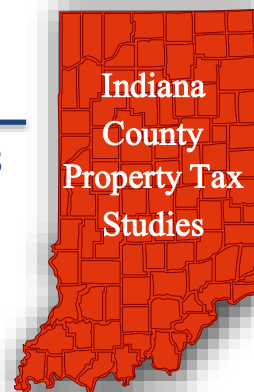


2013 Porter County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



This report describes property tax changes in Porter County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Porter County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	1.1%	\$185,765,119	\$8,420,878,739	5.9%
Change		6.1%	-1.2%	
2012	0.6%	\$175,006,365	\$8,525,985,052	5.0%

Comparable Homestead Property Tax Changes in Porter County

The total tax bill for all taxpayers in Porter County increased by 1.1% in 2013. The main reason was a 6.1% increase in the levy. Certified net assessed value decreased 1.2% in this reassessment year. The rising levy and falling assessments caused an increase in tax rates, which made taxpayers eligible for more tax cap credits. Credits as a percent of the levy increased from 5.0% in 2012 to 5.9% in 2013. This tax cap credit increase and a rise in credits funded by local income taxes helped hold the net tax bill increase below the levy increase.

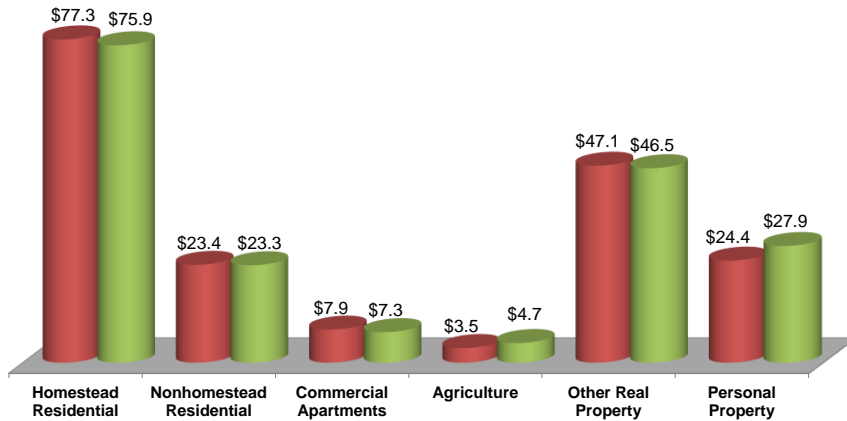
Porter County homeowners experienced a 2.5% decrease in property tax bills in 2013. This was due to an increase in local property tax credits and a decrease in homestead net assessed value, which more than offset a rise in tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	18,959	41.0%
No Change	95	0.2%
Lower Tax Bill	27,190	58.8%
Average Change in Tax Bill	-2.5%	
Detailed Change in Tax Bill		
20% or More	3,426	7.4%
10% to 19%	4,902	10.6%
1% to 9%	10,631	23.0%
-1% to 1%	95	0.2%
-1% to -9%	13,884	30.0%
-10% to -19%	8,150	17.6%
-20% or More	5,156	11.1%
Total	46,244	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$183.6 ■ 2013 - Total \$185.6



In Porter County most net property taxes were paid by homestead and business (other real and personal) property owners in 2013. Total net property taxes increased 1.1%, less than the average 2.1% increase statewide. Agriculture saw the biggest increase, while commercial apartment net taxes decreased by the largest percentage.

Property tax rates increased in 23 of 29 Porter County tax districts in 2013. The average tax rate rose by 7.5% because of a levy increase and a small decrease in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Porter County are included in a later table.

The total levies of all government units in Porter County increased by 6.1%,

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$8,956,605,289	\$8,648,471,220	-3.4%	\$4,423,281,553	\$4,221,003,304	-4.6%
Other Residential	1,715,412,681	1,606,880,592	-6.3%	1,697,548,315	1,589,331,617	-6.4%
Ag Business/Land	186,440,199	276,197,769	48.1%	186,246,274	275,796,044	48.1%
Business Real/Personal	3,909,753,649	3,757,374,960	-3.9%	3,194,943,026	3,090,304,769	-3.3%
Total	\$14,768,211,818	\$14,288,924,541	-3.2%	\$9,502,019,168	\$9,176,435,734	-3.4%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Porter County's total billed net assessed value decreased by 3.4% in 2013. Declines in homestead, other residential, and business assessments more than offset an increase in agricultural assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$4,656,701	\$5,550,722	\$894,021	19.2%
2%	4,942,224	6,463,895	1,521,671	30.8%
3%	17,115	22,175	5,060	29.6%
Elderly	93,828	64,441	-29,387	-31.3%
Total	\$9,709,868	\$12,101,233	\$2,391,365	24.6%
% of Levy	5.0%	5.9%		

Total tax cap credits in Porter County were \$12.1 million, which was 5.9% of the levy. This was less than the state average of 10.9%, but more than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Porter County's average tax rate was higher than the statewide

median rate, but less than the statewide average rate. More than half of Porter County's tax cap credits were in the 2% nonhomestead residential/farmland category. Most of the rest were in the 1% homestead category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Porter County increased \$2,391,365 between 2012 and 2013. Credits as a share of the total levy rose to 5.9% in 2013 from 5.0% in 2012.

Porter County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2009	2010	2011	2012	2013	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	<i>168,181,190</i>	<i>171,607,333</i>	<i>175,030,138</i>	<i>175,006,365</i>	<i>185,765,119</i>	<i>2.0%</i>	<i>2.0%</i>	<i>0.0%</i>	<i>6.1%</i>
Porter County	34,619,665	36,239,384	36,142,902	36,064,916	39,013,931	4.7%	-0.3%	-0.2%	8.2%
Boone Township	151,341	157,668	161,253	164,933	164,712	4.2%	2.3%	2.3%	-0.1%
Center Township	1,445,190	1,482,751	1,524,129	1,562,985	1,607,711	2.6%	2.8%	2.5%	2.9%
Jackson Township	128,391	133,631	135,532	136,220	139,817	4.1%	1.4%	0.5%	2.6%
Liberty Township	316,086	333,942	335,534	347,629	347,463	5.6%	0.5%	3.6%	0.0%
Morgan Township	120,008	89,038	90,792	91,871	94,591	-25.8%	2.0%	1.2%	3.0%
Pine Township	98,302	101,808	103,229	105,780	109,155	3.6%	1.4%	2.5%	3.2%
Pleasant Township	194,417	202,796	207,995	213,582	220,281	4.3%	2.6%	2.7%	3.1%
Portage Township	1,937,104	2,163,770	1,754,720	1,973,718	2,132,181	11.7%	-18.9%	12.5%	8.0%
Porter Township	299,418	290,309	334,880	313,218	293,845	-3.0%	15.4%	-6.5%	-6.2%
Union Township	323,043	328,254	340,952	345,386	358,306	1.6%	3.9%	1.3%	3.7%
Washington Township	202,023	205,813	195,444	183,942	297,870	1.9%	-5.0%	-5.9%	61.9%
Westchester Township	159,619	163,869	166,051	168,183	170,102	2.7%	1.3%	1.3%	1.1%
Valparaiso Civil City	16,249,346	16,643,236	17,496,908	17,514,220	18,117,692	2.4%	5.1%	0.1%	3.4%
Portage Civil City	13,920,695	14,646,066	15,340,041	14,817,720	15,213,994	5.2%	4.7%	-3.4%	2.7%
Chesterton Civil Town	4,856,897	5,558,222	4,776,498	4,776,339	4,811,634	14.4%	-14.1%	0.0%	0.7%
Beverly Shores Civil Town	728,822	559,190	1,039,654	789,693	799,131	-23.3%	85.9%	-24.0%	1.2%
Burns Harbor Civil Town	2,013,902	1,861,083	1,506,151	1,612,490	1,805,445	-7.6%	-19.1%	7.1%	12.0%
Dune Acres Civil Town	284,610	295,051	296,189	311,758	320,618	3.7%	0.4%	5.3%	2.8%
Hebron Civil Town	595,583	617,575	624,002	650,256	668,974	3.7%	1.0%	4.2%	2.9%
Kouts Civil Town	329,145	340,323	334,406	299,197	365,540	3.4%	-1.7%	-10.5%	22.2%
Ogden Dunes Civil Town	591,331	669,671	723,827	739,317	598,255	13.2%	8.1%	2.1%	-19.1%
Porter Civil Town	1,998,261	2,070,309	2,180,668	2,238,737	2,258,872	3.6%	5.3%	2.7%	0.9%
Pines Civil Town	90,928	94,214	96,747	99,795	102,593	3.6%	2.7%	3.2%	2.8%
Michigan City Area School Corp	1,892,146	2,424,057	1,729,451	1,534,524	890,867	28.1%	-28.7%	-11.3%	-41.9%
Boone Township School Corp	3,961,398	3,759,329	3,820,546	4,037,216	4,093,707	-5.1%	1.6%	5.7%	1.4%
Duneland School Corp	20,441,967	20,535,971	20,709,432	20,863,479	26,772,596	0.5%	0.8%	0.7%	28.3%
East Porter County School Corp	8,948,837	8,471,638	9,023,020	8,763,948	8,435,554	-5.3%	6.5%	-2.9%	-3.7%
Porter Township School Corp	4,532,931	4,343,242	4,678,993	4,337,250	5,260,387	-4.2%	7.7%	-7.3%	21.3%
Union Township School Corp	4,297,165	4,368,353	4,663,877	5,423,729	4,633,342	1.7%	6.8%	16.3%	-14.6%
Portage Township School Corp	17,018,947	17,614,446	17,709,302	15,938,317	17,113,981	3.5%	0.5%	-10.0%	7.4%
Valparaiso Community School Corp	17,132,353	16,322,520	18,132,137	19,667,768	19,476,915	-4.7%	11.1%	8.5%	-1.0%
Westchester Public Library	2,301,380	2,417,314	2,379,735	2,546,387	2,627,532	5.0%	-1.6%	7.0%	3.2%
Porter County Public Library	5,249,200	5,324,557	5,494,727	5,569,492	5,654,648	1.4%	3.2%	1.4%	1.5%
West Porter Township Fire Protection	131,597	136,139	138,875	137,343	136,048	3.5%	2.0%	-1.1%	-0.9%
Porter Co Solid Waste District	0	0	0	0	0				
Porter Co Airport Authority	619,142	641,794	641,539	665,027	656,829	3.7%	0.0%	3.7%	-1.2%
Valparaiso Redevelopment Commission	0	0	0	0	0				
Burns Harbor Town Redevelopment	0	0	0	0	0				
Porter Redevelopment Commission	0	0	0	0	0				
Portage Redevelopment Commission	0	0	0	0	0				
Chesterton Redevelopment Commission	0	0	0	0	0				

Porter County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
64001	Boone Township	2.4595	--	--	9.0485%	--	--	--	2.2370
64002	Hebron (Boone)	3.0760	--	--	9.0485%	--	--	--	2.7977
64003	Center Township	1.6602	--	--	9.0485%	--	--	--	1.5100
64004	Valparaiso (Center)	2.6983	--	--	9.0485%	--	--	--	2.4541
64005	Jackson Township	1.6929	--	--	9.0485%	--	--	--	1.5397
64006	Liberty Township	1.7420	--	--	9.0485%	--	--	--	1.5844
64007	Chesterton-Liberty Twp	2.4593	--	--	9.0485%	--	--	--	2.2368
64008	Morgan Township	1.6149	--	--	9.0485%	--	--	--	1.4688
64009	Pine Township-Mich City School	1.0019	--	--	9.0485%	--	--	--	0.9112
64010	Pine Township-Duneland School	1.7364	--	--	9.0485%	--	--	--	1.5793
64011	Beverly Shores (Pines)	1.3965	--	--	9.0485%	--	--	--	1.2701
64012	Pines Town (Pines Twp)	1.3655	--	--	9.0485%	--	--	--	1.2419
64013	Pleasant Township	1.6856	--	--	9.0485%	--	--	--	1.5331
64014	Kouts (Pleasant)	2.1197	--	--	9.0485%	--	--	--	1.9279
64015	Portage Township	1.9700	--	--	9.0485%	--	--	--	1.7917
64016	Portage City-Portage Twp	2.8165	--	--	9.0485%	--	--	--	2.5616
64017	Ogden Dunes (Portage)	2.1363	--	--	9.0485%	--	--	--	1.9430
64018	Porter Township	1.7955	--	--	9.0485%	--	--	--	1.6330
64019	Union Township	1.5663	--	--	9.0485%	--	--	--	1.4246
64020	Washington Township	1.6850	--	--	9.0485%	--	--	--	1.5325
64021	Westchester Township	1.7875	--	--	9.0485%	--	--	--	1.6258
64022	Portage City-Westchester Twp	2.8943	--	--	9.0485%	--	--	--	2.6324
64023	Chesterton-Westchester Twp	2.5243	--	--	9.0485%	--	--	--	2.2959
64024	Burns Harbor (Westchester)	2.0978	--	--	9.0485%	--	--	--	1.9080
64025	Dune Arces (Westchester)	2.0627	--	--	9.0485%	--	--	--	1.8761
64026	Porter Town (Westchester)	2.7147	--	--	9.0485%	--	--	--	2.4691
64027	Chesterton-Jackson Twp	2.4429	--	--	9.0485%	--	--	--	2.2219
64028	Porter Twp-W Porter Fire	1.7808	--	--	9.0485%	--	--	--	1.6197
64029	Valparaiso-Washington Twp	2.7808	--	--	9.0485%	--	--	--	2.5292

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Porter County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	5,546,163	6,034,537	20,084	64,441	11,665,225	185,765,119	6.3%
<i>TIF Total</i>	4,558	429,359	2,091	0	436,008	18,835,628	2.3%
<i>County Total</i>	5,550,722	6,463,895	22,175	64,441	12,101,233	204,600,747	5.9%
Porter County	986,495	1,046,198	3,025	12,755	2,048,473	39,013,931	5.3%
Boone Township	5,886	10,605	322	37	16,850	164,712	10.2%
Center Township	19,232	17,376	0	358	36,966	1,607,711	2.3%
Jackson Township	388	21	0	45	455	139,817	0.3%
Liberty Township	3,314	487	0	135	3,936	347,463	1.1%
Morgan Township	0	0	0	17	17	94,591	0.0%
Pine Township	0	0	0	18	19	109,155	0.0%
Pleasant Township	27	584	0	109	719	220,281	0.3%
Portage Township	45,907	71,971	0	739	118,617	2,132,181	5.6%
Porter Township	63	0	0	84	146	293,845	0.0%
Union Township	0	0	0	108	108	358,306	0.0%
Washington Township	549	382	0	76	1,008	297,870	0.3%
Westchester Township	2,363	2,264	0	73	4,701	170,102	2.8%
Valparaiso Civil City	1,014,383	911,222	0	6,914	1,932,519	18,117,692	10.7%
Portage Civil City	551,999	954,140	0	7,124	1,513,263	15,213,994	9.9%
Chesterton Civil Town	331,347	208,656	0	2,369	542,372	4,811,634	11.3%
Beverly Shores Civil Town	9	0	0	0	9	799,131	0.0%
Burns Harbor Civil Town	264	2,140	0	31	2,435	1,805,445	0.1%
Dune Acres Civil Town	12,672	5,422	0	0	18,094	320,618	5.6%
Hebron Civil Town	40,127	60,964	4,306	334	105,731	668,974	15.8%
Kouts Civil Town	181	3,973	0	161	4,314	365,540	1.2%
Ogden Dunes Civil Town	24,190	11,386	0	0	35,576	598,255	5.9%
Porter Civil Town	181,065	178,572	0	1,476	361,113	2,258,872	16.0%
Pines Civil Town	0	0	0	6	6	102,593	0.0%
Michigan City Area School Corp	7	0	0	83	90	890,867	0.0%
Boone Township School Corp	167,079	286,487	11,842	1,163	466,572	4,093,707	11.4%
Duneland School Corp	582,996	439,837	0	9,076	1,031,909	26,772,596	3.9%
East Porter County School Corp	28,864	28,280	0	2,161	59,306	8,435,554	0.7%
Porter Township School Corp	719	0	0	1,142	1,861	5,260,387	0.0%
Union Township School Corp	0	0	0	1,400	1,400	4,633,342	0.0%
Portage Township School Corp	544,450	855,058	0	6,882	1,406,390	17,113,981	8.2%
Valparaiso Community School Corp	767,086	694,164	0	6,581	1,467,831	19,476,915	7.5%
Westchester Public Library	83,012	79,528	0	951	163,491	2,627,532	6.2%
Porter County Public Library	134,882	147,203	538	1,804	284,427	5,654,648	5.0%
West Porter Township Fire Protection	0	0	0	13	13	136,048	0.0%
Porter Co Solid Waste District	0	0	0	0	0	0	
Porter Co Airport Authority	16,608	17,614	51	215	34,488	656,829	5.3%
Valparaiso Redevelopment Commission	0	0	0	0	0	0	
Burns Harbor Town Redevelopment	0	0	0	0	0	0	
Porter Redevelopment Commission	0	0	0	0	0	0	
Portage Redevelopment Commission	0	0	0	0	0	0	
Chesterton Redevelopment Commission	0	0	0	0	0	0	
TIF - TIF #10 Hebron 002	0	43,307	2,091	0	45,399	208,454	21.8%
TIF - TIF #11 Valpo-Medical Tech 004	0	2	0	0	2	64	3.3%
TIF - TIF #3 Valpo-Southeast Econ 004	0	301,788	0	0	301,788	4,404,886	6.9%
TIF - TIF #4 Valpo-Franklin 004	0	693	0	0	693	72,904	0.9%
TIF - TIF #9 Valpo-N Central 004	0	20	0	0	20	16,818	0.1%
TIF - TIF #12 North Coast Econ 004	0	0	0	0	0	316,282	0.0%
TIF - TIF #13 Chesterton Econ Dev II 007	0	84	0	0	84	776	10.8%
TIF - TIF #7 Chesterton/Liberty 007	0	16,077	0	0	16,077	680,331	2.4%
TIF - TIF #2 Portage City 016	0	28,463	0	0	28,463	7,101,179	0.4%
TIF - TIF #2 Portage/Westchester 022	0	77	0	0	77	984	7.8%
TIF - TIF #7 Chesterton 023	0	11,762	0	0	11,762	1,141,428	1.0%
TIF - TIF #8 Burns Harbor 024	0	273	0	0	273	787,208	0.0%
TIF - TIF #1 Town of Porter 026	4,558	26,466	0	0	31,024	1,365,622	2.3%
TIF - TIF #7 Chesterton/Jackson 027	0	0	0	0	0	0	
TIF - TIF #11 Valpo/Wash-Med Tech 029	0	128	0	0	128	630	20.4%
TIF - TIF #5 Washinton/Valpo 029	0	0	0	0	0	720,188	0.0%
TIF - TIF #6 Wash/Valpo-SE Wash 029	0	218	0	0	218	2,017,875	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.